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PPS25: Planning to manage flood risk

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Planning to manage flood risk: Implementing PPS25

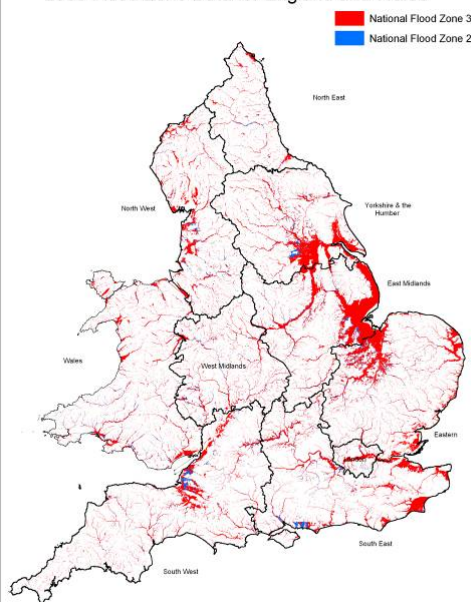
- Why planning is important
- What's new in PPS25
- Strategic Flood Risk Assessment
- The Sequential Test and Exception Test
- The Practice Guide



Flood Risk Areas

**In England,
around 10% of:
the population;
the homes;
the land area
are in high flood
risk areas**

2005 Flood Zone Data for England and Wales





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Managing flood risk: Why planning is important

The planning system:

- Is the primary means of avoiding and reducing flood risk to and from new development
- Offers opportunities to reduce flooding through changes to the urban fabric
- An important element for managing flood risk in the long term (Stern Review)







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Making Space for Water: The Planning package

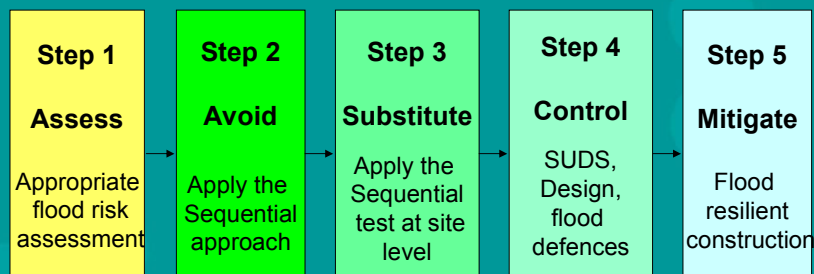
- New PPS25
- Extend EA's statutory consultee role
- Flooding Direction

Planning Policy on Development and flood risk

- PPS25 published December 2006
- Flooding considered at all stages of the planning process
- Risk-based sequential approach
- Safe development for sustainable communities

Risk – based sequential approach

PPS25 FLOOD RISK MANAGEMENT HIERARCHY





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What's new in PPS25

- More strategic approach
- Increased emphasis on partnerships
- Stronger guidance on flood risk assessment
- Clarified Sequential Test
- New Exception Test
- Clearer policy on climate change



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More strategic approach

- Flooding considered early in planning process
- Embed flood risk in plans and strategies
- Provides greater certainty
- More effective use of resources
- Opportunities to reduce flood risk



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Stronger guidance on flood risk assessment

Three-tiered approach:

- Regional Flood Risk Appraisal
- Strategic Flood Risk Assessment
- site-specific Flood Risk Assessment



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Strategic Flood Risk Assessment

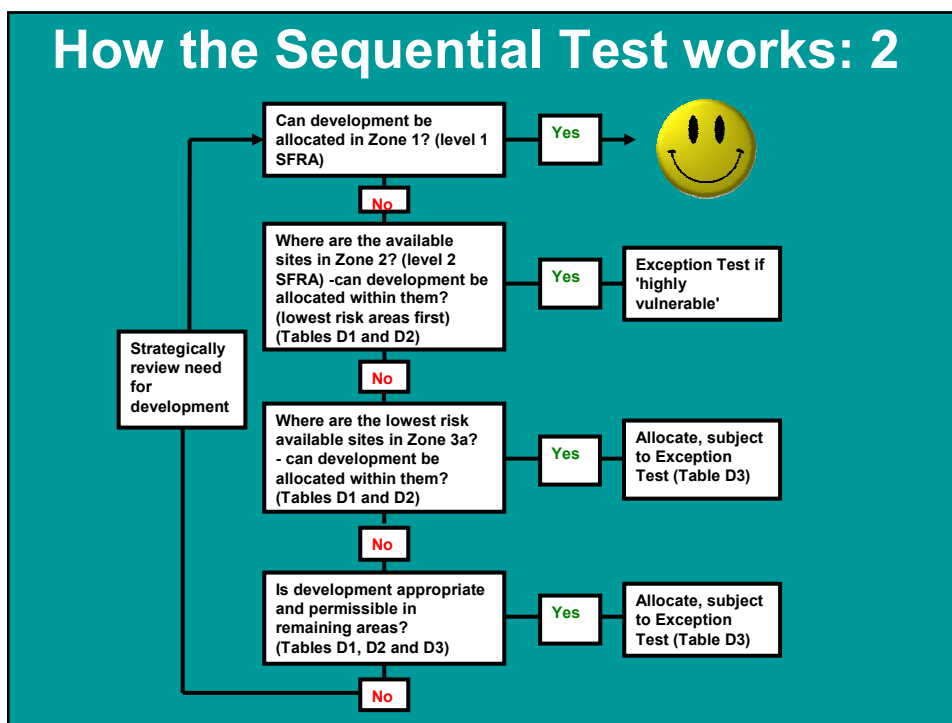
- **Assess** - avoid – substitute – control – mitigate
- Key part of the PPS25 approach
- Provides the information for applying the Sequential Test and Exception Test
- The basis for policies in LDDs to manage flood risk and surface water
- Identify level of detail for site-specific FRAs
- Link between spatial planning and emergency planning

Clarified Sequential Test

- Assess - avoid – substitute – control – mitigate
- Clearer definition of Flood Zones (Table D1)
- Vulnerability classification (Table D2)
- Clearer matching development to degree of risk (Table D3, based on D1 and D2)

How the Sequential Test works: 1

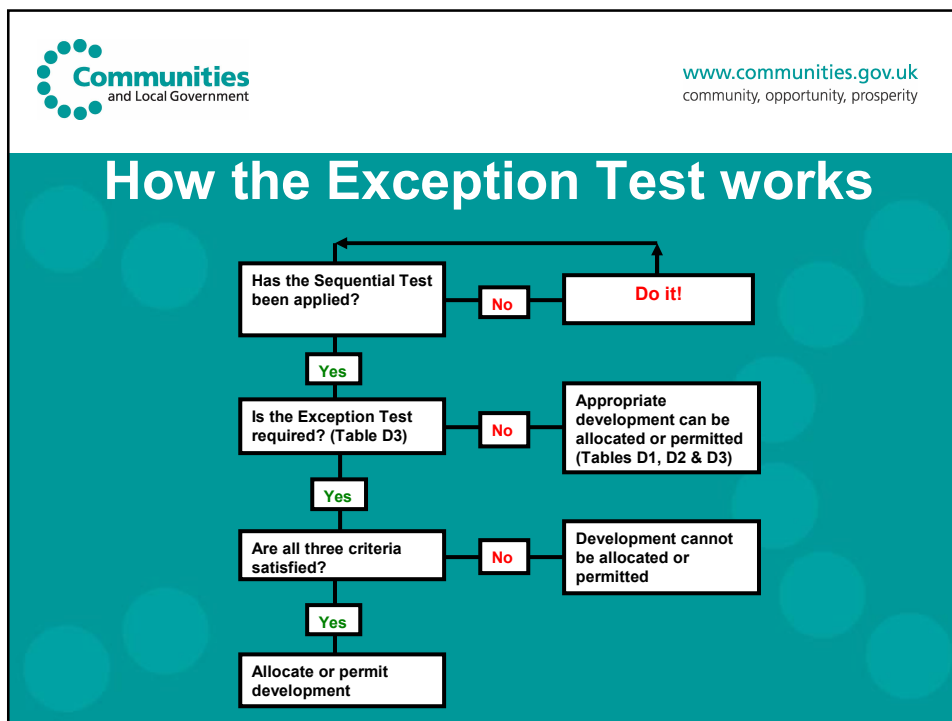
- Who does it? – the LPA using SFRA
- When is it done?
 - allocating development in LDF
 - determining planning applications on sites not allocated through the Sequential Test
- Who provides the information?
 - LPA through SFRA for allocations
 - developer for planning applications




New Exception Test

Where no lower risk sites, three criteria to be met to ensure development is appropriate and safe:

- meets sustainability objectives – need for the development outweighs flood risk
- on previously developed land where possible
- flood risk assessment shows development will be safe, not increase flood risk elsewhere and reduce overall risk if possible



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What is the Practice Guide?

- PPS – sets out policy (*what to do*)
- Practice Guide – supports PPS (help on *how you can do it*)
- Practice Guide ‘living draft’ published on CLG website
- Final version shortly, taking account of lessons from summer floods



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Practice Guide Objectives

- Get planners to identify with flooding issues and what PPS25 aims to achieve
- Help stakeholders to:
 - understand what they need to do
 - identify outcomes to achieve PPS25 policy objectives
 - decide the best ways to make it happen



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Safe Development for Sustainable Communities

Planning policy on development and flood risk:

- Aims to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk.
- Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

